

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Public and Semi Public use zone to Residential use zone in Sy.Nos.67, 68, 69, 70 & 71 of Bhongir Town, Bhongir Mandal, Nalgonda District to an extent of Ac.57-39 Gts – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 476 ,

Dated:27.11.2013.

Read the following:

1. From the Commissioner, Bhongir Municipality, Letter No.G1/481/2013, dated 10.05.2013
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.12966/MP1/Plg/HMDA/2013, dated 21.06.2013 and 23.08.2013.
3. Government Memo. No.2124/I1/2013-5, MA&UD Department, dated 31.08.2013.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.12966/MP1/Plg/HMDA/2013, dated 11.10.2013.
5. Government Letter No.2124/I1/2013-6, MA&UD Department, dated 25.10.2013.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.12966/MP1/Plg/HMDA/2013, dated 21.11.2013

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ORDER:

The draft variation to the land use envisaged in the notified Metropolitan Development Plan - 2031 of Bhongir Mandal, issued in Government Memo 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.648, Part-I, dated 05.09.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.78,81,809/- (Rupees seventy eight lakhs eighty one thousand eight hundred and nine only) towards development charges. Further, he has reported that the applicant has laid the black topped approach road from the nearest main road up to his site and submitted photographs. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **03.12.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Bhongir Municipality, Bhongir, Nalgonda District.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Nalgonda District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan - 2031 of Bhongir Mandal, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.648, Part-I, dated 05.09.2013, as required by sub-section (3) of the said section.

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VARIATION

The site in Survey Nos.67, 68, 69 (Part), 70 (Part) and 71 (Part) of Bhongir Village & Mandal Nalgonda, District to an extent of Acres 57-39 Guntas, which is presently earmarked for Public and Semi-Public use zone in the Notified Metropolitan Development Plan - 2031 of Bhongir Mandal is now designated as Residential use zone, subject to the following conditions:-

1. that the owner / applicant shall develop the roads at free of cost as may be required by the local authority.
2. that the applicant shall maintain the minimum 30 feet wide roads and shall chanalize the nala area.
3. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
4. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
5. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
6. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
9. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
10. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
11. that the change of land use shall not be used as the proof of any title of the land.
12. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. no building activity shall be allowed in the bed of Nala to ensure their future protection against misuse and conversion (the define boundary nala as per G.O.Ms.No.168 MA., dated 7.4.2012 and G.O.Ms.No.33 MA., dated 24.01.2013).
15. Master Plan roads which are passing through the site under reference have to developed by the applicant at his own cost and land affected under Master Plan roads shall be handed over to local body free of cost.
16. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA, dt: 07.07.2012 & G.O.Ms.No.33, MA, dt: 24.01.2013.
17. Consideration for Change of Land Use doesn't confer any title over the land.
18. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH : Open land in Sy.Nos.65 and 66 of Bhongir (V).
SOUTH : Open land in Sy.Nos.72 and 80 of Bhongir (V).
EAST : Open land in Sy.Nos.66 of Bhongir (V) and Sy.No.184 of Panchal Pahad (V)
WEST : Open land in Sy.Nos.63, 69/P, 70/P & 71/P of Bhongir (V).

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER